

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16131 of the District of Columbia Housing Authority and the Ellen Wilson Redevelopment Limited Liability Company, pursuant to 11 DCMR 3108.1 and 3107.2, for the following special exception and variance relief:

1. Special exception under Section 2516 to allow new construction on theoretical lots;
2. Special exception under Paragraph 2516.5(b) for the front yard set back requirements;
3. Special exception under Paragraph 2516.6(b) and (c) for ingress and egress requirements;
4. Special exception under Section 2116 to allow required parking spaces to be located on another lot;
5. Special exception under Section 205 to establish a child development center;
6. Special exception under Section 209 to establish a community center;
7. A variance from the rear yard requirements (Subsection 404.1);
8. A variance from the side yard requirements (Subsection 405.9);
9. A variance from the off-street parking requirements (Subsection 2101.1);
10. A variance from the allowable lot occupancy requirements (Subsection 403.2), and;
11. A variance from the size of required off-street parking spaces (Subsection 2115.1).

For the construction of 62 flats and 30 single-family dwellings, a community center with a child development center and utility shed in an R-5-B District at premises 704-710 6th Street, S.E.; 715 and 719 7th Street, S.E.; 610-638 Ellen Wilson Place, S.E.; 611-639 Ellen Wilson Place, S.E.; 600-610 I Street, S.E.; 614-632 I Street, S.E.; 636-654 I Street, S.E.; 721-733 7th Street, S.E.; 737 7th Street, S.E.; 649-659 I Street, S.E.; 745 and 743 7th Street, S.E.; 619-645 I Street, S.E.; and, 601 and 603 I Street, S.E. (Square 878 Lots 1-93, Parcels A-D).

HEARING DATE: April 17, 1996
DECISION DATE: June 5, 1996

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (Susan Morgan Hinton, Herbert M. Franklin, Sheila Cross Reid and Laura M. Richards to grant; Angel F. Clarens not voting, not having heard the case).

FINAL DATE OF ORDER: September 23, 1996

MODIFICATION ORDER

The Board granted the application, with conditions, by its Order dated September 23, 1996. By letter dated October 15, 1996, the applicant's counsel filed a timely motion for modification of approved plans in accordance with Section 3335 of the Zoning Regulations.

The applicant stated that the modification pertains only to two of the 93 theoretical lots - Lots 5 and 36. The proposed modification would affect Lots 5 and 36 as follows:

- a. The building footprint would be changed;
- b. The building area would be increased from 686.13 square feet to 697 square feet;
- c. The floor area ratio would be increased by 0.01; and
- d. The building on Lot 5 would be moved 0.5 feet to the south.

The revisions are sought by the applicant for the following reasons: (a) The revised configuration of the two dwellings simplifies the floor plan, reduces construction costs and improves the design; and (b) The relocation of the dwelling on Lot 5 (by one-half (1/2) of a foot) accommodates a downspout and boot, thus maintaining the nine (9) foot clear area required for the parking space on the north of the building. None of the requested modifications affect the shape, size or configuration of any of the theoretical lots.

The applicant stated that the proposed modifications involve only minor revisions to the shape and floor plan of two dwellings and do not affect any of the variance or special exception relief granted by the Board. Nor does the proposal change the material facts relied upon by the Board in approving the application.

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The other parties to the application were notified of the proposed modification; however, no responses to the request were received by the Board.

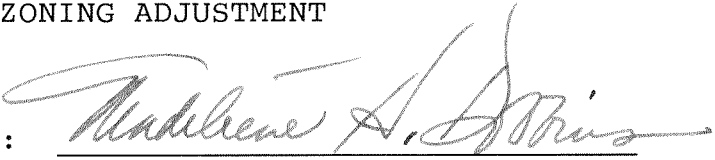
Upon consideration of the motion, the Board concludes that the proposed modifications are minor revisions which have no impact on the relief originally granted by the Board. The material facts relied upon by the Board are unaffected by the proposed modification of plans. No further zoning relief is required. It is therefore **ORDERED** that the proposed **MODIFICATION OF PLANS** is **APPROVED** and that the originally approved plans are hereby modified by the revisions submitted to the Board on October 15, 1996.

DECISION DATE: November 6, 1996

VOTE: 4-0 (Laura M. Richards and Sheila Cross Reid to approve; Susan Morgan Hinton and Herbert M. Franklin to approve by absentee vote; Angel F. Clarens not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: FEB 3 1997

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS
WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR
CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS.

16131ord/TWR/LJP

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As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on FEB 3 1997 a copy of the order entered on that date in this matter was mailed postage prepaid to each person who appeared and participated in the public hearing concerning this matter, and who is listed below:

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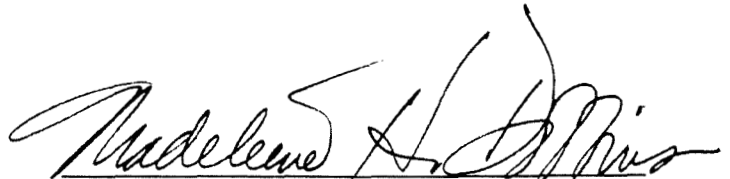
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MADELIENE H. DOBBINS
Director

DATE: FEB 3 1997